

Kennedys'

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Kiplings
Sandlands Grove
Walton On The Hill
KT20 7UZ

Kennedys are pleased to offer to the rental market, this stylish semi-detached town house, built by a local developer who has created this exceptional home with special attention to detail on build quality, design and layout. Available early November, unfurnished

£3,250 PCM



- Semi detached town house
- Four bedrooms
- Modern kitchen & bathrooms
- Rear garden
- EPC Rating B

- Two receptions
- Three bathroom
- OSP for two Cars
- Available Early November
- Council Tax Band F

EPC: B





PROPERTY DESCRIPTION

Kennedys are delighted to present this modern four bedroom semi-detached house located in Walton on the Hill.

The entrance hall gives access to a downstairs W.C, storage cupboard with cabling cabinet, and leads through to a wonderful family/kitchen/dining room. Some of the kitchen features include a handle-less 'Savoy' kitchen, Carrera quartz Silestone worktops and appliances include induction hob, pop up extractor fan and wine fridge – both fitted within a large central island with breakfast bar and overhead pendant lighting. Integrated double ovens and fridge freezer are housed in a floor to ceiling unit at one end of the kitchen, with another floor to ceiling unit the other end. The under mounted stainless steel sink is fitted with a rinse spray kitchen tap and centrally placed on the worktop – all making for a practical and well planned kitchen area perfect for both socialising and every day cooking. The family/dining area benefits from bi-fold doors onto the south facing garden. At the front of the house, through double doors from the kitchen, is a separate sitting room. There is also a large storage cupboard under the stairs.

On the first floor there are three bedrooms, en-suite shower room to primary and family bathroom with separate shower. To the second floor is a landing area off which is the plant room and entrance into bedroom two and large en-suite shower room. Outside, the southerly garden is mainly laid to lawn with an area of paving to the back of the house and a garden shed. "Kiplings" is approached via a block paved drive with parking for two cars and side access to rear garden.









PROPERTY DESCRIPTION

Other Features include:

Mains pressure hot water is supplied via an unvented system & Vaillant boiler.

Underfloor heating on the ground floor and radiators to first and second.

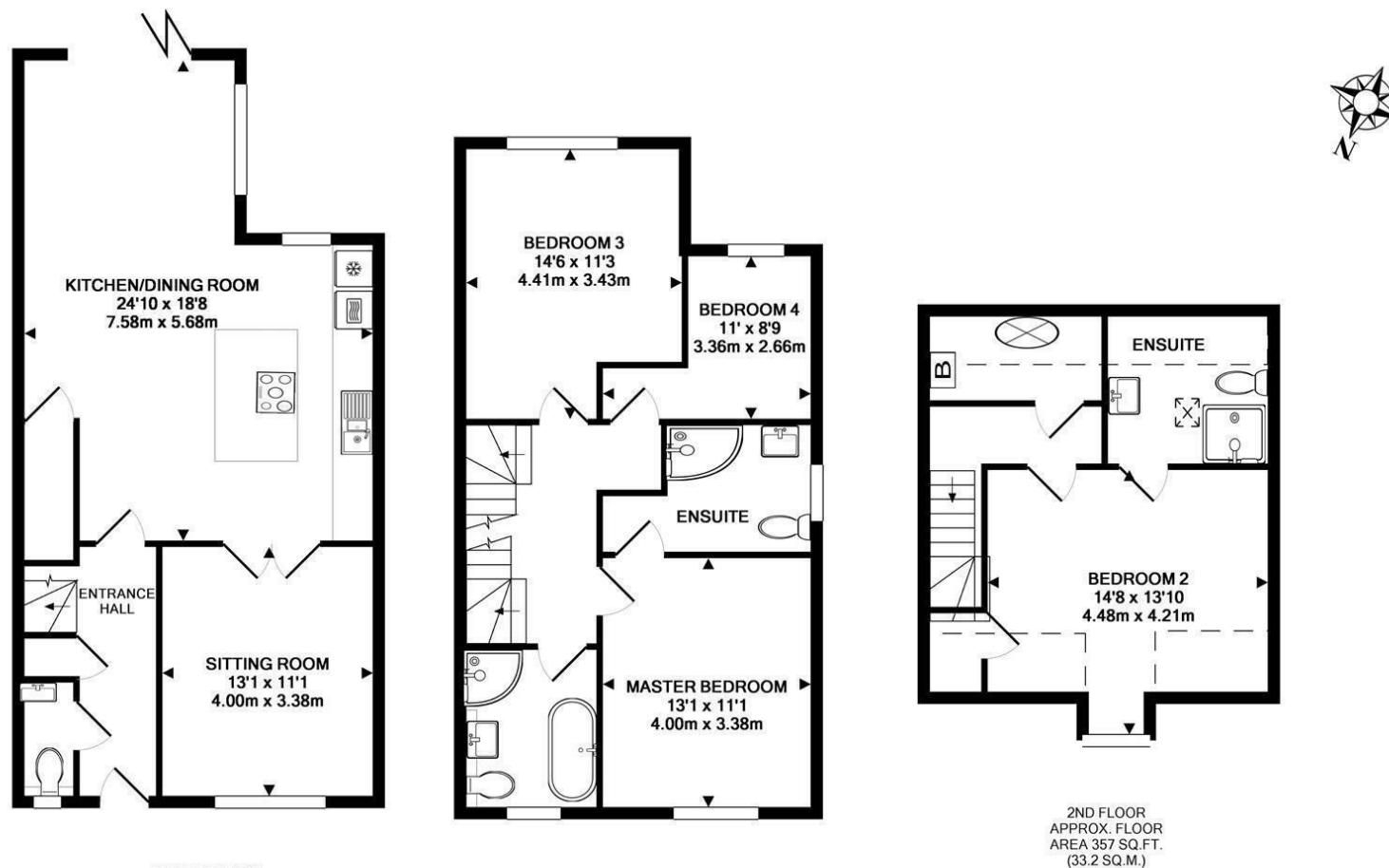
Intruder alarm system installed.

The house comes with network distribution hub and CAT 6 wiring available in all reception rooms and bedrooms.

Mains fed smoke detectors are fitted to the hall and landing. Lighting includes a combination of Led down-lights and centrally controlled lamp sockets.

The property is available November 2025, unfurnished
Council Tax Band F – Reigate and Banstead County Council

The property is centrally located within a short walk of Walton on the Hill village that offers a quintessential feel and look, with the Mere Pond being at its heart. The village is served by a number of local traders including a tea room, independent boutiques, local butchers, four local pubs, Co-op Supermarket, barber shop, chemist, Indian restaurant and the Spaghetti Tree restaurant. Other features include Walton Primary School, two nursery schools and of course the famous Walton Heath Golf Club. Walton Heath itself is close by and a short walk of approximately 15 minutes will take you across to Tadworth village with its butchers, wine merchant, fishmongers, bakers and much more. It also has a mainline railway station with services to London. The property is also perfectly located for access to local towns with Epsom and Reigate just 3 miles away, and access to the M25 (junction 8) approx. 3 miles.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	86
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Kiplings, Sandlands Grove

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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